



INVESTMENT OPPORTUNITY HIGHWAY 65 & CC | OZARK, MO

5995–6007 N 21st St | Ozark, Missouri 65721



\$4,500,000 ASKING PRICE	32,125 SF TOTAL BUILDING	6.02 AC SITE AREA
19,805 SF OFFICE / RETAIL	12,820 SF WAREHOUSE / DISTRIBUTION	82 STRIPED PARKING SPACES

Rare opportunity to acquire a visually distinctive 32,125 SF multi-tenant commercial property on approximately 6.02 acres with outstanding Highway 65 frontage. The property combines substantial office/retail and warehouse/distribution space, offering a versatile commercial asset with a strong combination of location, functionality and long-term flexibility.

Kyle Estes | 417-619-4481 | Estes Stancer Commercial Group



PROPERTY OVERVIEW

A HIGH-PROFILE COMMERCIAL ASSET WITH EXCEPTIONAL FLEXIBILITY



THE OPPORTUNITY

Positioned along the Highway 65 corridor in Ozark, Missouri, this substantial commercial property offers an uncommon combination of frontage, architectural presence, operational functionality and flexibility. The building totals 32,125 SF, including approximately 19,805 SF of office/retail space and 12,820 SF of warehouse/distribution space.

The property is configured as a multi-tenant commercial asset with a diverse mix of office, retail, showroom, warehouse and distribution space. Its prominent location, substantial site and adaptable configuration create a compelling investment opportunity along one of Southwest Missouri's primary commercial corridors.

PROPERTY HIGHLIGHTS

- Outstanding Highway 65 frontage
- 32,125 SF total building area on approximately 6.02 acres
- 19,805 SF office / retail plus 12,820 SF warehouse / distribution
- 82 striped parking spaces with room for additional parking
- Distinctive architecture and strong curb appeal
- Functional combination of showroom, office, retail and distribution space
- Multi-tenant configuration
- Excellent site access and substantial commercial presence



For additional information or to discuss the property privately:

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Information is believed reliable but is not guaranteed. Prospective purchasers should independently verify all dimensions, acreage, parking counts, leases, occupancy, zoning, permitted uses and other property information.